



1 **TOWN OF NORTH HAMPTON, NEW HAMPSHIRE**
2 **NORTH HAMPTON ECONOMIC DEVELOPMENT COMMITTEE**

3 **FEBRUARY 24, 2021 5:00 PM**

4 **NORTH HAMPTON TOWN HALL**

5 **ZOOM MEETING**

6 ***DRAFT MINUTES***
7

8 EDC MEMBERS PRESENT: Chairman Richard Luff

9 VIA ZOOM: Vice-Chair/Planning Board Rep Phil Wilson, Heritage Commission Rep Nancy Monaghan,
10 Glenn Martin, Business Associate Rep Renee Locke, Jeff Hillier, David Ciccalone, Select Board Rep Larry
11 Miller, Jonathan Pinette, Leszek Stachow, Gary Stevens

12 ALSO PRESENT: Town Administrator Michael Tully
13

14 **AGENDA**
15

16 Chairman Richard Luff welcomed everyone to the North Hampton Economic Development Committee
17 Meeting of February 24, 2021 and called the meeting to order at 5:00 pm followed by the Pledge of
18 Allegiance.
19

20 **IRONWOOD VILLAGE DISTRICT MASTER PLAN**
21

22 **Finalize and Vote on Recommendations to Select Board**
23

24 Chairman Luff thanked Ms. Monaghan for putting together the recommendation to the Select Board, and
25 said he would like to make an addition to the report regarding mixed use as follows: “The EDC
26 recommends the Select Board ask the Planning Board and Zoning Board to review potential changes to
27 Town Ordinances, explore appropriate planning tools that would allow for limited mixed use along the
28 Route 1 Corridor” which included (1) a list of themes to consider, (2) suggested revisions to the Zoning
29 Ordinance, and (3) consideration of zoning changes that allow property owners and developers the
30 flexibility to develop a mix uses; details to be figured out outside of EDC.
31

32 **Motion:** To amend the recommendation to the Select Board and make this addition number 3 on the
33 report and push Village Center rendering as number 4.

34 **Motioned:** Chairman Luff

35 **Seconded:** Selectman Miller

36

37 Discussion: Selectman Miller suggested removing “Zoning Board” from the proposal as it has nothing to
38 do with policy. Mr. Wilson said he would not support this addition because everything specified in this is
39 included in the report. He said it is essentially instructions to the Planning Board on detailed things EDC
40 would like to have considered which the Planning Board would take up in any case and does not add
41 anything to the report. He said this is a report to the Select Board and has no jurisdiction to tell the
42 Planning Board this is what they should do.

43

44 Mr. Stachow said he felt the statements already put together in the recommendation were more detailed
45 and suggested placing this addition at the front end of the document. Mr. Wilson reiterated that this was
46 essentially giving instructions to the Planning Board on how to do their work and said reviewing changes
47 to Site Plan Regulations is a separate process from this. He said the Planning Board takes its direction from
48 the Master Plan not the Select Board.

49

50 Mr. Stachow said the statement “review Zoning Ordinances that discourage affordability” does not appear
51 to be controversial. Mr. Wilson said when the Planning Board and the Sub-Committee are working on this,
52 affordability is only one of the criteria and is not a function of the characteristics of the zoning; the
53 primary problem with affordability is developers that do not want to build affordable housing which does
54 not make the same amount of money.

55

56 Mr. Stachow felt Mr. Wilson was overinterpreting and felt this was saying it is time to create a direction
57 then goes down to the detail already in the report. Mr. Wilson said he will listen to what others have to
58 say but at this point he would not vote in favor of this. Ms. Monaghan said she did not think this was
59 necessary to the report, which clearly says all zoning matters will be referred to the Planning Board and
60 the EDC Zoning Sub-Committee already reviewed the zoning recommendations. She said she does not
61 think it is the proper language for a recommendation to the Select Board and felt the addition was a more
62 personal statement.

63

64 Mr. Cicalone said the recommendations from the Zoning Review Sub-Committee were applicable to an
65 Overlay District in the IBR. Ms. Monaghan said she felt this was taking the heart of the Ironwood Plan and
66 recommending it and said this is a very different presentation of what someone wants to be the outcome.
67 Mr. Stevens said he is concerned about who will pay for the sidewalks, bike paths, green spaces and
68 landscaping, and said he would lose parking spaces, snow storage, etc. He said he is not really in favor of
69 a Village Center concept because it forces a developer to conform; he felt most things recommended by
70 Ironwood will require public sewer.

71

72 Chairman Luff said it seems most people have a difficulty with the motion on the floor regarding the
73 second item and said his point was to clarify general things that have come up. He said the critical part of
74 this is how the retail landscape is changing and landowners along Route 1 need options. Mr. Monaghan
75 said she felt they were getting very far afield here and said this report to the Select Board is the result of
76 the Village Center concept and Ironwood’s proposal which the Committee has already agreed they do not
77 recommend. She said we are here for Economic Development for the Town and not to help landowners
78 have options, and felt they were confusing the issues.

79

80 Chairman Luff said he respectfully disagreed and felt mixed use development along the Route 1 Corridor
81 is an option that should be reviewed by the Planning Board. He said he was willing to delete number 2
82 and delete "Zoning Board" as recommended by Mr. Miller and asked to call a vote. Mr. Wilson said they
83 will first need to move to your proposed motion.

84
85 Mr. Wilson said to be clear they are voting to remove number 2 and delete "Zoning Board" and voting to
86 amend the Amendment.

87 **Motion:** To amend the Amendment as specified above.

88 **Motioned:** Mr. Pinette

89 **Seconded:** Mr. Ciccalone

90 **Roll Call vote:** Les Stachow-nay, Nancy Monaghan-nay, Glenn Martin-nay, Jonathan Pinette-nay, Jeff
91 Hillier-nay, Phil Wilson-aye, David Ciccalone-aye, Renee Locke-aye, Larry Miller-aye, Gary Stevens-aye,
92 Richard Luff-aye

93 *Motion approved by a vote of 6-5*

94

95 Mr. Wilson said the essence of this is now: mixed use and said he does not think EDC can properly come
96 to a conclusion on that based on the survey and resident input and he cannot vote for it.

97

98 Discussion on Motion as Amended: Selectman Miller said having been on the Select Board and proposed
99 the money for the Ironwood Project, we might find a professional to see if we can find something doable
100 for the Town. He said he is glad he voted for it and said it is more incremental ideas populated through
101 the Planning Board. He said he cannot vote for this as he voted for the Ironwood proposal.

102

103 Mr. Hillier said he felt the Ironwood proposal did not meet what EDC expected and misused us by taking
104 up about 1 ½ years of our time and we are misusing it by cherry picking things. He said it is being presented
105 out of context with what our real needs are here in Town; may need some zoning adjustments in terms
106 of mixed use but should be done in the face of recovery from COVID challenges and empty storefronts,
107 and said it is overdue for the Committee to focus on real immediate problems and solutions.

108

109 *Vote on original Motion as amended above:*

110 **Roll Call Vote:** Les Stachow-aye, Nancy Monaghan-nay, Phil Wilson-nay, David Ciccalone-aye, Renee
111 Locke-aye, Glenn Martin-aye, Jonathan Pinette-aye, Jeff Hillier-nay, Larry Miller-nay, Richard Luff-aye,
112 Gary Stevens-abstain

113 Motion approved as amended by a vote of 6-4, with 1 abstention

114

115 Chairman Luff said the piece will be added to recommendations to the Select Board as item number 3 and
116 Village Center Rendering will be number 4; the Zoning Review Report along with recommendations will
117 also be submitted as well as the Ironwood Report. He said Ironwood did submit a second scaled-down
118 rendering and asked it that should also be included. Mr. Hillier said he felt the Select Board should see
119 everything they authorized payment for.

120

121 Chairman Luff asked the Committee if they supported the last statement in Ms. Monaghan's report. Mr.
122 Wilson said the drawing is submitted as evidence that this is not a Village Center concept, rather a
123 rendering of the intersection of Atlantic Avenue and Lafayette Road and not the product the Committee

124 asked for, and we see it as fulfilling Ironwood’s requirements for a Village Center concept for the Town of
125 North Hampton.

126

127 **Motion:** To approve this final report to be submitted to the Select Board.

128 **Motioned:** Jonathan Pinette

129 **Seconded:** Larry Miller

130 **Roll Call Vote:** Les Stachow-aye, David Ciccalone-aye, Renee Locke-aye, Glenn Martine-aye, Jonathan
131 Pinette-aye, Jeff Hillier-aye, Richard Luff-aye, Phil Wilson-nay, Nancy Monaghan-nay, Larry Miller-abstain,
132 Gary Stevens-abstain

133 *Motion approved by a vote of 7-2, with 2 abstentions*

134

135 Ms. Monaghan stated she felt the need to submit a minority report on this whole project for the record
136 to the Select Board. She said she has voiced concerns from the beginning about where this project was
137 going and it not being what was requested. Selectman Miller said he would support that. Mr. Wilson said
138 this is a dissent from the majority opinion and this report does not express what residents want with
139 respect to Economic Development and the charge of the EDC was to propose actions on the part of the
140 Town; he said he would join Ms. Monaghan in the minority report.

141

142 Selectman Miller asked when the report would come to the Select Board and Town Administrator Tully
143 said he would put it on the agenda for the March 8, 202 Select Board Meeting. Ms. Monaghan said the
144 minority report would be finished on Monday, and Selectman Miller asked that both reports be submitted
145 to the Select Board at the meeting.

146

147 **ANY OTHER ITEM THAT MAY LEGALLY COME BEFORE THE COMMITTEE – PERIOD OF PUBLIC COMMENT**

148

149 **Next Meeting:** TBD

150

151 **ADJOURNMENT**

152

153 Mr. Pinette made a motion to adjourn which was seconded by Ms. Locke. All were in favor and Chairman
154 Luff adjourned the meeting at 5:57 pm.

155

156 Respectfully submitted,

157 Patricia Denmark, Recording Secretary